

4.9 POPULATION AND HOUSING

4.9.1 INTRODUCTION

This section evaluates the potential population and housing impacts from the proposed Gallery at Central Park project. Sources of information used to provide population and housing information and prepare the analysis in this section include site visits, census data, estimates prepared by the State of California Department of Finance, and city and regional projections prepared by the Association of Bay Area Governments (ABAG). These documents are available at the City of Santa Clara Planning Department, 1500 Warburton Avenue, Santa Clara.

In response to the Notice of Preparation for this EIR, several comment letters expressed concern regarding the increase in resident population with project approval, specifically concern with regard to the potential infrastructure impacts, off-site parkland impacts, and off-site traffic congestion. These issues are evaluated in other technical sections of this EIR. Please refer to **Section 4.11, Parks and Recreation;** **Section 4.12, Transportation and Traffic;** and **Section 4.13, Utilities and Service Systems.** Concern regarding the population density associated with the proposed project in relation to the housing densities within the City and Santa Clara County was expressed in some of the comment letters. This issue is addressed in the impact assessment presented below.

4.9.2 ENVIRONMENTAL SETTING

4.9.2.1 City of Santa Clara

Population Growth

According to the 2000 US Census data, the population of the City of Santa Clara totaled 102,361 persons in 2000, an increase of 9.7 percent over the population in 1990. The California Department of Finance (2008) estimates the current population in Santa Clara in 2008 to be 115,503. ABAG projects the City's population will be 117,800 in the year 2010. ABAG estimates the City's population to grow at a rate of approximately 22 percent between the years 2000 and 2015 to 124,700 persons in 2015. This would be an increase of approximately 22,339 persons over the 2000 population.

Population Characteristics

The City's population is approximately 50.9 percent male and 49.1 percent female. A majority of the population ranges in age from 18 to 64 years (69.4 percent) followed by ages 5 to 17 years (13.4 percent), 65 years, and older (10.7 percent). The median age in the City of Santa Clara is 33.4 years (Bay Area Census 2003).

Households

Between 1990 and 2000, the average household size in Santa Clara increased from 2.42 persons per household in 1990 to 2.58 persons per household in 2000. This is approximately a 7 percent increase during this period. Based on ABAG Projections, the average household size in Santa Clara is expected to remain nearly unchanged at 2.58 persons per household in 2010 and 2.57 persons per household in 2015.

Housing

The 2000 US Census data indicated that as of 2000, there were 39,630 housing units in the City. According to the 2000 US Census data, 17,763 of the 39,630 housing units (46.1 percent) in Santa Clara were homeowners, while 20,763 housing units (53.9 percent) were renters. Of the total housing in 2000, 97.2 percent were occupied, resulting in a vacancy rate of 2.8 percent for the City. The median value of an owner-occupied unit was \$396,500. The 2000 US Census data indicated that 44.5 percent of Santa Clara's housing consisted of single-unit detached structures.

Between 1990 and 2000, the number of households in Santa Clara increased by 5.4 percent, from 36,548 households in 1990 to 38,526 households in 2000. The California Department of Finance (2008) estimates the number of households in Santa Clara to be 44,275 in 2008. ABAG estimates that the number of households in the City will continue to increase between the years 2000 and 2015 by approximately 23 percent, to a total of 47,330 in 2015.

Affordable Housing

Affordable housing in the City of Santa Clara is defined as housing that is capable of being purchased or rented by a household with very low, low, or moderate income (120 percent of median income or below), based on the household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing, including taxes and insurance, and utilities, for rental housing (City of Santa Clara 2002).

4.9.3 REGULATORY CONSIDERATIONS

In August 2002, the State of California Housing Policy Division, Housing and Community Development Department, certified the Housing Element Update for the City of Santa Clara. The Housing Element describes the City's vision and strategy for affordable and market rate housing over an 8-year planning period (horizon year is 2010).

The City's Housing Element provides an analysis of housing development potential and constraints. In the Housing Element, 72 sites are identified as being vacant or underutilized in their current capacity, and targeted by the City for residential development. The project site is listed as one of the 72 sites that are targeted by the City for residential development.

Policies and programs of the Housing Element applicable to the project include:

- **Policy A:** Maintain and improve the quality of residential neighborhoods, eliminate housing deficiencies and prevent future blight through encouragement of ongoing maintenance and conservation of existing housing stock; review of proposed new construction, new construction, removal or rehabilitation; and code enforcement of strengthened City Code and Zoning regulations;
- **Policy B:** Additions or new construction in single family neighborhoods shall be consistent with City Design Guidelines;
- **Policy C:** Promote compatibility between neighboring developments;
- **Policy D:** Disperse affordable housing units throughout the City to avoid a concentration in any one neighborhood;
- **Policy G:** Encourage the building of higher density housing on appropriate vacant or underutilized (infill) land; and
- **Policy K:** Promote a variety of housing types, location and tenure to maintain social and economic diversity in the City.

4.9.4 IMPACTS AND MITIGATION MEASURES

4.9.4.1 Significance Criteria

The impact of the proposed project on population and housing would be considered significant if it would exceed the following standards of significance, in accordance with Appendix G of the *State CEQA Guidelines*:

- Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);

- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of existing people, necessitating the construction of replacement housing elsewhere.

4.9.4.2 Methodology

Existing data sources were reviewed to describe existing conditions in the project region related to population, housing, and employment. Data from the 1990 and 2000 US Censuses, California Department of Finance City/County Population Estimates 2008, and ABAG Projections 2007 were used to determine if implementing the proposed project would exceed the City's population and housing projections. Potential housing and population effects of the project were evaluated using the standards of significance listed above to determine if the project-related impacts would be significant. The cumulative impacts evaluate whether the project would contribute to population or housing impacts arising from an exceedance of demographic projections when taken in combination with other proposed, planned, and pending projects in the City.

4.9.4.3 Issues Not Discussed Further

The project would not displace existing housing, as no housing is present on the project. Parcel 3 is currently occupied by medical/office administrative buildings. The lease to these medical offices will terminate in December 2010 at which time they will relocate. The relocation of these businesses would not necessitate the construction of housing elsewhere. No further discussion of these issues is necessary.

4.9.4.4 Project Impacts and Mitigation Measures

Impact POP-1: Implementation of the project would minimally increase the population of the City of Santa Clara. (*Less than Significant*)

As discussed in **Section 3.0, Project Description**, construction of the project would occur between 2009 and 2011, and is expected to be occupied by 2011. Based on an average household size of 2.58 persons from ABAG projections for 2010, the project would generate an increase in population of approximately 2,080 additional residents to the City of Santa Clara based on 806 proposed dwelling units. This would be a 2 percent increase in the City's population for 2008. A net increase of 2,080 people added to the 2008 population (115,503) would equate to a population of 117,583. Given this, the project would not substantially increase the population in the City. The population increase generated by implementing the project would also not exceed 2015 projections for the City. Therefore, the project would result in a less-than-significant population impact. The potential affect to the physical environment as a result of the increase in population associated with the project is evaluated in other technical sections of this EIR.

Mitigation Measure: No project-level mitigation measure required.

4.9.4.5 Cumulative Impacts and Mitigation Measures

The following cumulative impact analysis evaluates the significance of potential impacts of the proposed project in conjunction with the projects included in **Table 4.0-1, Related Projects**. This list includes approved and foreseeable projects in the City. For the purposes of this analysis, conservatively this EIR assumes that all projects on that list would be approved and operational by 2013. **Table 4.0-1** shows that there are 1,421 housing units planned for the City of Santa Clara. Based on average household size of 2.58 persons,¹ the planned housing units would result in an increase in population of 3,666 persons. Build out of the current proposed and planned projects in the City, including the proposed project, would result in a net population increase of 5,746 people. This increase is well below the ABAG's projected population growth for the City of 9,197 persons. Therefore, cumulative development for the City would result in a less-than-significant population impact using the list of projects in **Table 4.0-1**.

4.9.5 REFERENCES

- Association of Bay Area Governments. 2006. Projections 2007, Forecasts for the San Francisco Bay Area to the Year 2035. December.
- Association of Bay Area Governments. 2007. A Place to Call Home: Housing in the San Francisco Bay Area. 2007.
- Bay Area Census. 2003. City of Santa Clara Census 2000. <http://www.bayareacensus.ca.gov/cities/SantaClara.htm>. February 11, 2008.
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- California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.
- City of Santa Clara. 2002. *General Plan*. July.
- U.S. Census Bureau, *Census 2000 Summary File 1, Matrices H11, H12, and H17*. http://factfinder.census.gov/servlet/QTTable?_bm=y&-geo_id=16000US0669084&-qr_name=DEC_2000_SF1_U_QTH3&-ds_name=DEC_2000_SF1_U&-redoLog=false. February 15, 2008.
- U.S. Census Bureau. 1990. *U.S. Population Census*.
- U.S. Census Bureau. 2000. *U.S. Population Census*.

¹ 1,421 housing units x 2.58 persons per household = 3,666 persons

